



The City of Bruceville-Eddy Rising into the Future

144 Wilcox Drive
Eddy, Texas 76524

www.bruceville-eddy.us

Phone: (254) 859-5964
Fax: (254) 859-5779

**Regular City Council Meeting
October 24, 2024, 6:00 p.m.
Minutes**

1. Meeting called to order by Mayor Owens at 6:00 pm

Council members present: Ricky Wiggins, Joyce McGlothlin, Richard Prater, Cecil Griffin and Graham McGruer-Mayor Pro-Tem

Staff Present: Kent Manton-City Administrator, Pam Combs-City Secretary, Jannie Rodriguez-Water Clerk, Chief Dorsey, Laura Acosta-Administrative Assistant, and Gene Sprouse-Water Works Director.

2. Community Announcements

3. Citizen Presentations

The City Council welcomes public comments at this point on items **not** specifically listed on the agenda. Speakers must sign up before the meeting begins. Speakers are limited to five (5) minutes each. The Council cannot respond to matters not listed on the agenda until a future meeting. **None**

4. BEVFRD Fire Chief's End of Year Report - Ron Engelke

5. GLO RCP Grant Award Resolution

Council to discuss, consider, and possibly take action to adopt resolution R 10-24-2024-2 awarding an application and planning contract related to a Resilient Communities Program planning grant.

Motion made by Ricky Wiggins that we adopt resolution R 10-24-2024-2 2nd by Joyce McGlothlin, yeas 5, nay 0, motion passes.

6. Water System Tap and Meter Fees

Council to discuss, consider, and possibly take action regarding city policy relating to the installation of water meters and taps; specifically, the costs charged to new or previous customers where a meter has been removed at either the request of the customer or due to non-payment.

Motion made by Ricky Wiggins to table for a later date, 2nd Richard Prater. Yeas 5, nay 0, motion passes.

7. Proposal for Engineering Services – Old Bethany Water Main Improvements

Council to discuss, consider, and possibly take action to approve the City Administrator to enter into a proposal for professional engineering services with MRB Group, P.C. for the upgrade of an existing 6-inch water main along Old Bethany Road, two creek crossings with direction boring and encasement, and the replacement of a non-functional PRV vault.

Motion made by Ricky Wiggins that we proceed with the MRB recommendations for this proposal for these services for these 2 upgrades, 2nd by Richard Prater, yeas 5, nay 0, motion passes.



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8. Wastewater System - Amendments to Owner-Engineer Agreement

Council to discuss, consider, and possibly take action on amendment four to the owner-engineering agreement for the New Wastewater System between the City of Bruceville-Eddy and Tabor and Associates, LLC.

Motion made by Ricky Wiggins to amended the owner-engineering agreement, 2nd by Joyce McGlothlin, yeas 5, nay 0, motion passes.

Regular Council meeting adjourned at 7:03 pm Public Hearing now in session.

9. Open Public Hearing – Zoning Change from Single-Family Dwelling District-1 to General Business District: 202 Eagle Drive Eddy, Texas 76524

Council to hear public comments pertaining to an owner initiated zoning change on property located at 202 Eagle Drive Eddy, Texas 76524, containing a total of 0.998 acres; further described as being located within the City limits of Bruceville-Eddy in-between Eagle Drive and Evergreen Street, from its current designation of Single-Family Dwelling District-1 to General Business District.

The public hearing is open to any interested persons with opinions, objections, and/or comments related to this matter. Comments related to this matter may only be expressed via mail, e-mail or, by appearing in person. Another person or attorney may also represent you.

10. Close Public Hearing – Zoning Change from Single-Family Dwelling District-1 to General Business District: 202 Eagle Drive Eddy, Texas 76524

Public Hearing adjourned at 7:06 pm Regular Council Meeting back in session.

11. Zoning Change from Single-Family Dwelling District-1 to General Business District: 202 Eagle Drive Eddy, Texas 76524

At the request of the property owner, Council to discuss, consider, and possibly take action to approve ordinance O 10-24-2024-1; containing a total of 0.998 acres; further described as being located within the City limits of Bruceville-Eddy in-between Eagle Drive and Evergreen Street, from its current designation of Single-Family Dwelling District-1 to General Business District; and amending the official Zoning Map of the City of Bruceville-Eddy, McLennan County, Texas to rightly reflect said changes.

Motion made by Richard Prater to approve ordinance O 10-24-2024-1; containing a total of 0.998 acres; further described as being located within the City limits of Bruceville-Eddy in-between Eagle Drive and Evergreen Street, from its current designation of Single-Family Dwelling District-1 to General Business District; and amending the official Zoning Map of the City of Bruceville-Eddy, McLennan County, Texas to rightly reflect said changes. 2nd by Graham McGruer, yeas 5, nay 0, motion passes.

12. Lease and Maintenance Service Agreement – Copier Services

Council to discuss, consider, and possibly take action on a lease proposal and maintenance service agreement with Texas Document Solutions for the provision of copier services.



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Motion made by Ricky Wiggins on a lease proposal and maintenance service agreement with Texas Document Solutions for the provision of copier services. 2nd by Joyce McGlothlin, yeas 5, nay 0, motion passes.

**13. Police Chief's Report – Chief Michael Dorsey
(See attachment “A”)**

14. Oath of Office – Chief Michael Dorsey
Chief Michael Dorsey will formally administer the Oath of Office to our new School Resource Officer, Stephen Presnull

15. Public Works Director's Report – Gene Sprouse

**16. Engineering Reports
(See attachment “B”)**

17. City Administrator's Report – Kent Manton

City Administrators Report: 10/24/2024

Oncor Franchise Agreement

Our City Attorney's office is still reviewing and making revisions to the franchise agreement ordinance as requested by City Council at the August meeting.

Casey Simpson, Area Manager for Oncor, has asked me to see if there are any outstanding issues in the city that have not yet been resolved in regards to some of the community's concerns that were raised at this meeting. If there are still active issues that they need to be addressed, please contact me directly so that I can pass them along.

Community Development Specialist Position

The posting for the Community Development Specialist position went live on October 1st. To date, we have not received any new applicants. The Mayor, Chief Dorsey, and I have been discussing potential alternative structures to the make-up of the position so that we might be able to staff the vital operations this position is currently designed to serve.

Health Insurance Discussion and Wellness Event

As previously requested, at one of the upcoming council meetings, an item will be placed on the agenda for the discussion of our current health insurance offerings to employees. We have been working behind the scenes to answer some of the outstanding questions regarding our legal responsibilities for the provision of these benefits.

Props to Esther Moreno, our benefits coordinator, for organizing a successful wellness screening event here at the city this past month! TX Health Benefits, our plan administrator, offers these clinics at no cost to participating cities to provide on-site prevention screening services to employees. The Cities of Lorena and Bruceville-Eddy sent staff to this



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event for consultations with a focus on encouraging early detection of chronic diseases as well as best practices for healthy lifestyles.

Sewer System

In case you missed it, construction has commenced! The first stretch of mainline was installed on Evergreen in downtown Eddy. Additionally, site work has begun on the lift stations and the WWTP.

Staff have been busy responding to citizen and contractor requests for information. We have also been working hard to obtain the needed right of entry forms needed by our customer service line contractor to access properties for installation and septic tank decommissioning. To date, we have received 142 of the 312 needed forms.

On 10/17/2024 the Mayor and I met with the appropriations lead for Congressman Pete Sessions office to discuss the sewer project and how their funding is desperately needed to add in new sections for the sewer system to ensure continued affordability. The team still believes this would be a great use of taxpayer funding and that it has an excellent viability. However, Jackson reiterated that the appropriations process is very competitive as Mr. Sessions represents 14 counties across Texas and only a handful of these bills are allowed each cycle.

We have been requested to get with Tabor and Associates to create an opinion of probable cost for a proposed new section(s). Afterwards, we will be reaching out to a consultant who is highly adept at working through successful appropriation funding requests for a proposal.

Water System

Falls County Water Well

No additional updates at this time.

Rate Analysis - TRWA

No additional updates at this time.

Friendly Oaks

This wellsite is currently online.

Joseph Kotrla, with McCreary & Associates, Inc. installed electrical monitoring equipment in line with his recently approved proposal. As of writing this report, we are still awaiting the results of their findings and recommendations.

LCRR Compliance

After a year's worth of work, our efforts to comply with the newly mandated Lead and Copper Rule Revisions have been completed! A big round of applause goes to your Public Works Director, Gene Sprouse, who has spent countless hours investigating and inventorying all of our 2063 water connections!



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The submission was made on the due date of 10/16/2024. We still have some public information requirements to meet, but all in all, we are now moving into the next phase of compliance which will require continual maintenance of this inventory into perpetuity.

In summary, no lead connections were identified within our system.

Grants Updates

CDBG (Waterline Improvements in-between 3rd and 4th Street)

On October 16th, Esther and I attended a regional stakeholder consultation and award kick off meeting at HOTCOG in Waco. The project period will commence in February of 2025 and we will have two years to complete the work. In attendance were both our project's engineering firm (5M and Associates) and grant administrator (Public Management).

This project will likely not be going to bid until sometime in Spring or Summer of 2025.

I have informed Tabor and Associates of the conflicting work, and he has requested that the work not commence until the sewer has been installed in this area as it was originally planned for first.

Committee Updates

Infrastructure Planning Committee

No additional information at this time. Staff are still working through various recommendations from our last meeting.

Economic Development Corporation

Directors were invited to the most recent meeting of the McGregor EDC earlier this month.

The next meeting is scheduled for 5:30 p.m. on 11/13/2024.

Development

Commercial Activity

Mrs. Monique Moser is making plans to renovate the old blacksmith shop in downtown Eddy (102 4th Street). This property was previously limited by a lack of a wastewater solution, but with the addition of the sewer system, it has now become a viable property that could potentially be outfitted for commercial activity. Monique will be coming to a workshop at our 11/21/2024 meeting to solicit suggestions on how this building could best serve the community.

WBW (Fowler Land):

On 10/3/2024 I met with representatives of WBW Development to discuss their proposed Eagle Prairie project. As a reminder, this property is adjacent to the BEISD campus along Eagle Drive.

The project allegedly has interest from several major builders as it is primely positioned near adequate infrastructure with easy access to I-35. I have been told that this project would move quickly into the plating and construction phase should they be able to design a subdivision that meets both the goals and desires of the community as well as the marketable lot characteristics they believe are sought by 'the market'.



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Going forward, their plan is to create several different site plans iterations and present/gather feedback from both the community at large as well as some of the citizens who have voiced concerns with the past site plan versions.

KBAR - Eagle Ranch:

No additional information at this time.

FM 1239 Subdivision:

A developer recently purchased a large tract of land in between F.M. 1239 and C.R. 459 in Falls County. They have submitted a water feasibility study for 266 meters as they desire to plat for single family homes. This property is located outside of our ETJ and therefore would only be subject to Falls County subdivision ordinance requirements. This property is of course located within the current area of our active development moratorium. As a reminder, anyone desiring to pay the full cost of the required infrastructure improvements would be exempt from these limitations. Our engineering firm will review the developers' plans and provide them with an opinion of probable cost for further consideration.

BE Travel Center (Ascent):

Construction on the building continues at a steady pace. As of the week of 10/17/2024, our contracted inspection firm, Bureau Veritas, has passed a majority of the gas tanks, the flatwork, and provided a partial pass of the underground electric work. On 10/16/2024, the developer submitted plans for the previously mentioned watermain extension that will extend across the property. Clarke and Associates out of Temple was hired as the design firm. MRB Group is currently reviewing the plans for conformance with our subdivision design criteria. Ascent Travel Center will be charged the costs associated with this review via our 'pass thru' ordinance.

CEFCO:

As of 9/24/2024, CEFCO is still awaiting the Casey's acquisition to be finalized before moving forward. I have been informed that the Bruceville-Eddy store is "kind of in purgatory until closing takes place".

Deer Creek MUD

No additional information at this time.

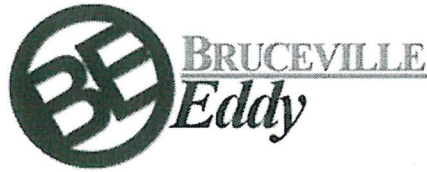
Council meeting took a small back from 8:03 pm – 8:08 pm

18. Consent Agenda

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.

A. Approval of Minutes

Council to discuss, consider, and possibly take action to approve the minutes from the September 26, 2024 Regular Council Meeting and workshop.



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B. Agreement for Professional Services – Wendy Milliman

Council to discuss, consider, and possibly take action to approve the City Administrator to enter into a one-year agreement with Mrs. Wendy Milliman; for the purpose of providing cleaning services to both City Hall and the Police Department. This agreement will replace the current version that expires January 31, 2025.

Motion made by Ricky Wiggins we approve all the items on the Consent agenda (A and B) 2nd by Joyce McGlothlin, yeas 5, no 0, motion passes.

19. Cast Ballots for Candidates to the McLennan Central Appraisal District Board of Directors

Council to discuss, consider, and possibly take action on resolution R 10-24-2024-1; castings four (4) votes for candidates to the McLennan Central Appraisal District Board of Directors.

Motion made by Ricky Wiggins that we take action on resolution R 10-24-2024-1; casing one vote for each, Jonathan Green, John Kinnaird, Ben Perry, and Mildred Watkins 2nd by Richard Prater, yeas 5, nay 0, motion passes.

Regular Council meeting adjourned at 8:13 pm Public Hearing now in session.

20. Open Public Hearing – Zoning Changes Related to Bed and Breakfast and Short-Term Rental Facilities

Council to hear public comments pertaining to proposed land use classifications for bed and breakfast and short-term rental facilities. The proposed land use classifications would regulate all zoning districts throughout the corporate limits of the City of Bruceville-Eddy and are not specific to any one parcel.

The public hearing is open to any interested persons with opinions, objections, and/or comments related to this matter. Comments related to this matter may only be expressed via mail, e-mail or, by appearing in person. Another person or attorney may also represent you.

21. Close Public Hearing – Zoning Changes Related to Bed and Breakfast and Short-Term Rental Facilities

Public Hearing adjourned at 8:14 pm Regular Council Meeting back in session.

22. Zoning Changes Related to Bed and Breakfast and Short-Term Rental Facilities

Council to discuss, consider, and possibly take action to approve ordinance O 10-24-2024-2; creating new land use classifications for bed and breakfast and short-term rental facilities; amending the official zoning regulations (Exhibit 14A Zoning Ordinance) of the City of Bruceville-Eddy, McLennan County, Texas to rightly reflect said changes.

Motion made by Joyce McGlothlin to approve ordinance O 10-24-2024-2; creating new land use classifications for bed and breakfast and short-term rental facilities, 2nd by Graham McGruer, yeas 5, nay 0, motion passes



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23. Electrical Testing and Evaluation Report: Friendly Oaks Well - McCreary & Associates, INC
Council to discuss, consider, and possibly take action on a report and recommendations from McCreary & Associates, INC. in regards to the electrical issues experienced at the Friendly Oaks Well Site.

No action taken reports not ready

24. Adjournment

Motion made by Richard Prater to adjourn the meeting at 8:22 pm, 2nd by Graham McGruer, yeas 5, nays 0, motion passes.


Linda Owens, Mayor 11/21/24
Date


Pam Combs, City Secretary 11/21/24
Date





Police Department

143 Wilcox Dr.
Eddy, TX 76524

www.bruceville-eddy.us

Phone: 254-859-5072

Fax: 254-859-5258

Police Department Activity Report: September 1, 2024 – September 30, 2024

Calls for Service: Total 121

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade	899 Presnull
22	16	24	27	25	7

Arrest, Offense, Incident

Reports:

Total 12

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade	899 Presnull
3	4	0	0	1	4

Criminal Offense Arrests:

Total 15

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade	899 Presnull
2	0	2	2	2	6

Crash Reports: Total 10

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
4	0	0	2	4

Citations & Warnings: Total 298

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
116 citations 1 warning	16 citations 23 warnings	12 citations 16 warnings	10 citations 19 warnings	63 citations 22 warnings

Citations Total: 217

Warnings Total: 81



Police Department

143 Wilcox Dr.
Eddy, TX 76524

www.bruceville-eddy.us

Phone: 254-859-5072
Fax: 254-859-5258

Police Department Activity Report: September 1, 2024 – September 30, 2024

Security Checks: 123
School Zone Enforcement: 17
Neighborhood Patrol: 32
Directed Traffic Enforcement: 52



Bruceville-Eddy ISD School Resource Officer

143 Wilcox Dr.
Eddy, TX 76524

www.bruceville-eddy.us

Phone: 254-859-5072
Fax: 254-859-5258

SCHOOL RESOURCE OFFICER ACTIVITY REPORT: September 10, 2024 – September 30, 2024

Calls for Service: 5

Security Checks: 78

Citations & Warnings: 0/2

Arrests: 1

BEISD SRO Monthly Activity Report:

Admin Assist	
Staff Assist	
Student Assist	1
Agency Assist	
Citizen Contact	
Calls for Service	6
Incident Report	
Criminal Activity/Offense	2
Suspicious Activity/Person/Circumstances	
Traffic Complaint	
Traffic Stops	
Warnings	2
Citations	
Juvenile Complaint	
Adult Arrest	
Juvenile Arrest	1
Warrant Arrest	
Parent Conference	
Welfare Check	
Classes Given	
Total:	12

SEPTEMBER 21 - OCTOBER 17 2024
CITY ORDINANCE ENFORCEMENT REPORT

COMPLIANT / CLOSED	6
NON-COMPLIANT	16
MORE TIME REQUESTED	0
CITATIONS	62
TOTAL CASES	84

TYPES OF VIOLATIONS

ANIMAL VIOLATION	2
HIGH GRASS	9
RUBBISH	6
JUNK VEHICLES	1
DANGEROUS BLDG	2
ACC / STORAGE BLDG	0
RV / TRAVEL TRAILER	0
ZONING VIOLATION	0
OPEN BURNING VIOLATION	0
LIVESTOCK VIOLATIONS	2
NOISE COMPLAINT / LOUD MUSIC	3
CITY PERMIT VIOLATION	0
TOTAL VIOLATIONS	25



September 18, 2024

City of Bruceville-Eddy
Mr. Kent Manton
144 Wilcox Drive
Eddy, Texas 76524

RE: CITY OF BRUCEVILLE-EDDY Monthly Engineering Status Report

Mr. Kent Manton,

MRB Group is pleased to provide to the city the following Items in regard to the Monthly Engineering Report. This report includes Engineering Tasks from August 15th through September 18th, 2024.

DEVELOPMENT REVIEW

1. CEFCO –Casey's General Stores has announced the purchase of nearly 200 CEFCO stores. The Bruceville -Eddy CEFCO Store has been put on hold until new direction is established by the new owners.

WATER METER FEASIBILITY

We analyzed and submitted recommendations for (2) residential water meter investigations. The proposed meters were located at 216 Hungry Hill Rd and 1744 Winchester Rd. Both of these installations were approved with no required system upgrades.

GENERAL DISCUSSION ITEMS

1. Water System 8" Water main Improvements: The project Falls County Water Main Improvements Phase 1 was awarded to Southern Contractors Group in July of 2024 for the amount of \$1,048,725.00. The contractor as of today's date is approximately 75% complete with all work. We anticipate Southern Contractors completing all work by end of October 2024. The project is currently a month ahead of established schedule.

2. New Water Well: This project is in a holding pattern until funds are appropriated by the city. The cost estimate for the project is approximately 6 million dollars. This cost will fluctuate until final design and a funding mechanism is chosen by the council. The next step would be approving an Engineering proposal to start final design.



3. Engineering Proposal for Development of Capital Improvement Program (CIP): The City elected to pursue GLO planning funds for this project and are currently seeking a company to assist with project application and grant administration.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Anthony D. Beach". The signature is written in a cursive, flowing style.

Anthony D. Beach, PE CFM
Sr. Project Manager
Anthony.Beach@mrbgroup.com

Kent Manton

From: Tabor & Associates Inc. <taborengr@aol.com>
Sent: Tuesday, September 17, 2024 8:27 AM
To: Kent Manton
Subject: Re: Reports for 9/26/2024 Council Meeting

CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

Kent:

As you are aware, the Notice to Proceed for all five contracts were issued at the Pre-Construction Conference with a start date of September 21, 2024, and completion date of September 21, 2025.

All contractors are now in the process of preparing construction schedules and submittals for submission to our office. We will email you construction schedules after approval by my office and USDA RD.

Please be aware that significant excavations will not begin until the contractors complete the submittal process, site surveying, and utility locates.

If you have any questions, please do not hesitate to contact our office.

Thank you,
Johnny M. Tabor, P.E., President
Tabor & Associates, Inc.
Firm #3229
1005 South 18th Street
P O Box 1788
Waco, Texas 76703
Telephone: 254-756-2118
taborengineers.com



In a message dated 9/12/2024 12:14:43 PM Central Daylight Time, kmanton@bruceville-eddy.us writes:

Good afternoon all,

If you have any staff reports, agreements, proposals, or anything you would like to be included in the agenda packet for this month, please send them to my attention by noon on Thursday September 19, 2024.

Thanks,



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October 24, 2024
Attendance Sheet
City Council Meeting, 6:00 pm

Name

Address

ROBERT & DIANNA LAZZA

306 EAGLE DR.

Monique Moser

Danielle McGruer

215 Hungry Hill Rd.

Mary De Leon

114 Evergreen st

John & Sheryl Clemen

320 Franklin Rd

Cherie McGruer

915 Old Moody Rd

BUTCH STOLLENBERGER

475 WADE DR

RICC & Candy EDWARDS

851 W. 3RD ST.

Armand Hunt

Rachel + Christopher Thomas

6807 Woodway Dr

Melanie Hefner

James Jolbert